

THIS INSTRUMENT PREPARED BY:

Almon Associates, Inc.
Tuscaloosa, Alabama
Project No. SCP59-411-00
Shelby County
Donald W. & Victoria Hogue
Tract No. 4

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)



20030108000015820 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
01/08/2003 11:28:00 FILED/CERTIFIED

FEE SIMPLE - WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$ 2,210.00 dollars, cash in hand paid to the undersigned by Shelby County, the receipt of which is hereby acknowledged, we (I), the undersigned, grantor (s), Donald W. & Victoria Hogue, have (has) this day bargained and sold, and by these presents do hereby grant, bargain, sell, and convey unto Shelby County, the following described property lying and being in Shelby County, Alabama, and more particularly described as follows:

SOURCE OF TITLE: Deed Book 1995, Page 14332

and as shown on the attached Exhibit "A" as an aid to persons and entities interested therein and made a part hereof.

Commence at the Northwest corner of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama;

thence South 04 degrees 21 minutes 16 seconds West along the West boundary of said Section 14 a distance of 13.19 feet to a point on the southern present right-of-way margin of Shelby County Road No. 26 being 40.00 feet southerly of and radial with project centerline Station 96+99.64;
thence South 84 degrees 49 minutes 38 seconds East 21.19 feet being a chord of a curve to the left, concave northwardly, having a radius of 7186.21 feet, and an arc of 21.19 feet to a point being 40 feet southerly of and at right angles to project centerline point of tangency Station 97+20.90;
thence South 84 degrees 44 minutes 34 seconds East along the said southern present right-of-way margin 114.54 feet to a point 40 feet southerly of and at right angles to project centerline Station 98+35.48, said point being **THE POINT OF BEGINNING**;
thence South 04 degrees 56 minutes 19 seconds West along the western property line 20.00 feet to a point 60 feet southerly of and at right angles to project centerline Station 98+35.60;
thence South 84 degrees 44 minutes 34 seconds East and parallel with the project centerline 89.40 feet to a point 60 feet southerly of and at right angles to project centerline Station 99+25.00;
thence North 86 degrees 10 minutes 01 seconds East 126.59 feet to the said southerly present right-of-way margin at a point 40 feet southerly of and at right angles to project centerline Station 100+50.00;
thence North 84 degrees 44 minutes 34 seconds West along the said southerly present right-of-way margin 214.84 feet to the point of beginning.

Said parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 0.070 acres, more or less, in addition to the said existing right-of-way.

To have and to hold, unto Shelby County, its successors, and assigns in Fee Simple forever.

Project SCP59-411-00
Tract 4
Donald W. & Victoria Hogue

ALSO A TEMPORARY EASEMENT

Commence at the Northwest corner of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama;

thence South 04 degrees 21 minutes 16 seconds West along the West boundary of said Section 14 a distance of 13.19 feet to a point on the southern present right-of-way margin of Shelby County Road No. 26 being 40.00 feet southerly of and radial with project centerline Station 96+99.64;

thence South 84 degrees 49 minutes 38 seconds East 21.19 feet being a chord of a curve to the left, concave northwardly, having a radius of 7186.21 feet, and an arc of 21.19 feet to a point being 40 feet southerly of and at right angles to project centerline point of tangency Station 97+20.90;

thence South 84 degrees 44 minutes 34 seconds East along the said southern present right-of-way margin 114.54 feet to a point 40 feet southerly of and at right angles to project centerline Station 98+35.48;

thence South 04 degrees 56 minutes 19 seconds West 90.00 feet along the western property line to a point 150 feet southerly of and at right angles to project centerline Station 98+36.10;

thence South 84 degrees 44 minutes 34 seconds East 13.90 feet to a point 150 feet southerly of and at right angles to project centerline Station 98+50.00;

thence North 38 degrees 56 minutes 50 seconds East 90.14 feet to a point 75 feet southerly of and at right angles to project centerline Station 99+00.00;

thence South 84 degrees 44 minutes 34 seconds East and parallel with the project centerline 150.00 feet to a point 75.00 feet southerly of and at right angles to project centerline Station 100+50.00;

thence North 82 degrees 07 minutes 24 seconds East 154.03 feet to the said southerly present right-of-way margin at a point 40 feet southerly of and at right angles to project centerline Station 102+00.00;

thence North 84 degrees 44 minutes 34 seconds West along the said southerly present right-of-way margin 150.00 feet to a point 40 feet southerly of and at right angles to project centerline Station 100+50.00;

thence South 86 degrees 10 minutes 01 seconds West 126.59 feet to a point 60 feet southerly of and at right angles to project centerline Station 99+25.00;

thence North 84 degrees 44 minutes 34 seconds West and parallel with the project centerline 89.40 feet to the point of beginning of the temporary easement.

Said temporary easement situated in the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 0.230 acres, more or less, in addition to the said existing right-of-way.

To have and to hold the said easement unto Shelby County and unto its successors and assigns for a period of three years, or until completion of the project, whichever is later.

And for the consideration, aforesaid, we (I) do for ourselves (myself), for our (my) heirs, executors, administrators, successors, and assigns covenant to and with Shelby County that we (I) are (am) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that we (I) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that we (I) will forever warrant and defend the title thereto against the lawful claims of all persons whomever.

The grantor(s) herein further covenant(s) and agree that the purchase price above-stated is in full compensation to them (him-her) for this conveyance, and hereby release the Shelby County and all of its employees and officers from any and all damages to their (his-her) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance, or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this the
31 day of July, 2001
2002

Donald W. Hogue Jr.

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I Tammy G Shaw, a Notary Public, in and for said County in said State, hereby certify that Don W Hogue Jr, whose name(s) is (are)(is) signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July, 2002.
Tammy G Shaw
NOTARY PUBLIC

My Commission Expires 2-15-05

ACKNOWLEDGMENT FOR CORPORATION

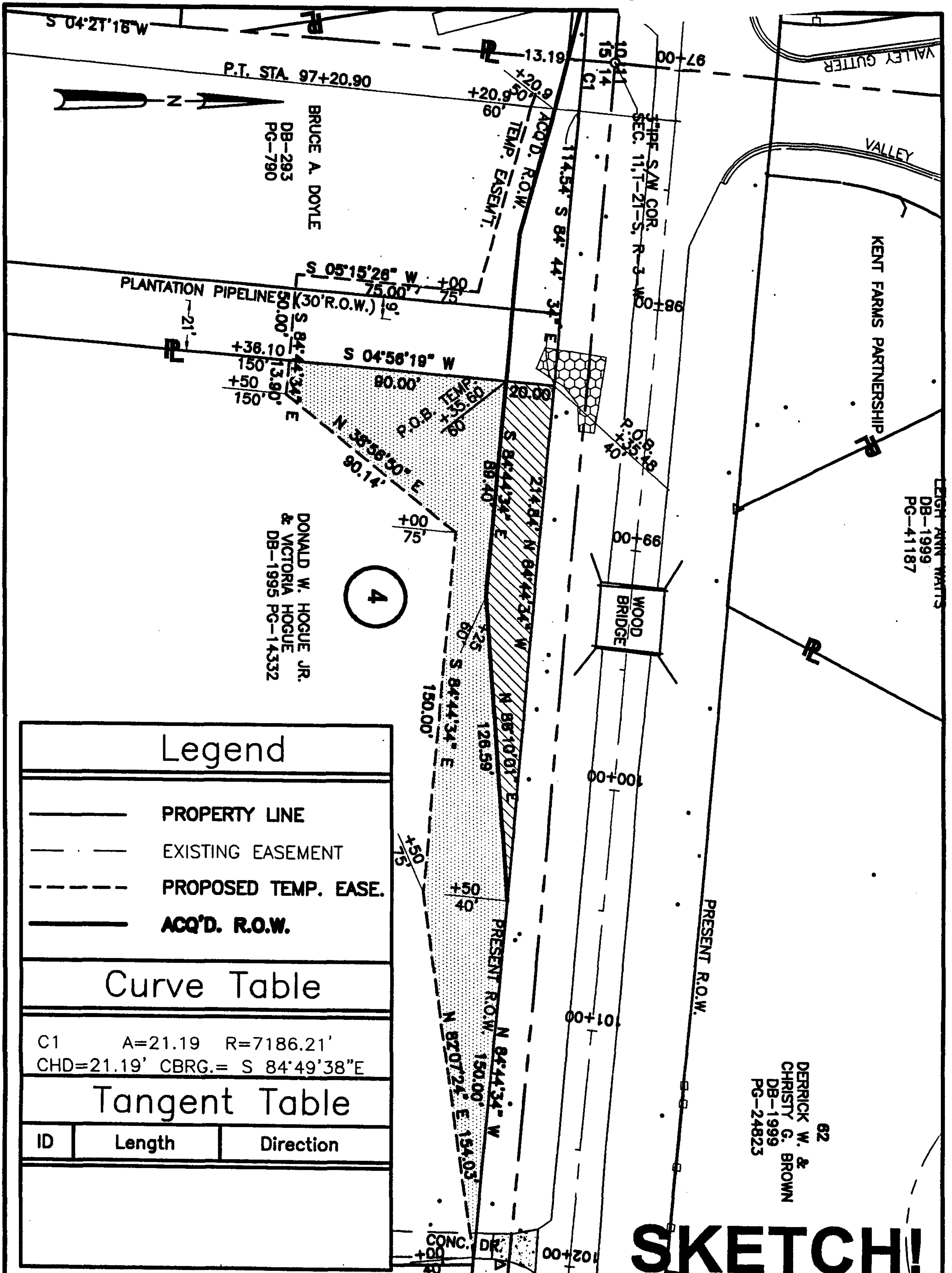
STATE OF ALABAMA)
SHELBY COUNTY)

I, _____, a _____ in and for said County in State, hereby certify that _____ whose name(s) as _____ of the _____ Company, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____ A.D. 20____.

Official Title _____

STATE OF ALABAMA	
WARRANTY DEED	
STATE OF ALABAMA	
County of _____	
I, _____	
Judge of Probate in and for said State and	
County, hereby certify that the within	
conveyance was filed in my office at _____	
o'clock _____ M., on the _____ day of _____	
_____ 2001, and duly recorded in Deed	
Record _____, page _____.	
Dated _____ day of _____	
2001.	
Judge of Probate	
County, Alabama	



SKETCH!
NOT A SURVEY

PARCEL IDENTIFICATION
58-23-06-14-02-02-12

Shelby County Highway Department
Shelby County, Alabama
Roadway Improvements
Co. Rd. No. 26

DEED BOOK 1995 PAGE NO. 14332

TRACT No. 4
OWNER DONALD W. HOGUE JR. & VICTORIA HOGUE
PERM. EASEMENT REQ'D. 0.070 ACRES
TEMP. EASEMENT REQ'D. 0.230 ACRES
GENERAL LOCATION: NW 1/4 of NW 1/4
SEC. 14 TOWNSHIP 21-S RANGE 3-W
EXHIBIT "A" 214.5 LIN. FT. SHEET 1 OF 1

Almon Associates

Almon Associates, Inc.
Engineering, Surveying, Environmental
2008 12th Street, P.O. Drawer 2729
Tuscaloosa, Alabama 35403
Phone (205)349-2100
Fax (205)349-2107

FLD.BK. 00-093.20	SCALE 1" = 50'	DATE 11/27/01	JOB No. 00-093.20	DWG.No. TRACT4.DWG
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